

**Planning Board Meeting Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: February 26, 2004 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the Regular City Planning Board Meeting on **Thursday, February 26, 2004**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza  
(Note: If you will not be able to attend the meeting, please notify the Planning Department)

**BUSINESS MEETING:**

**I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of January 8, 2004 and January 21, 2004.
2. Receive and file the Financial Report for the period ending January 31, 2004.

**II. REGULATORY MATTERS:**

3. SP-26-2003    Property located at Bell Street, an application to create a planned development,  
PD-16-2003    for site plan approval for the construction of two (2), two (2) story multi-family  
handicapped accessible buildings containing 36 dwelling units, with on-site  
parking – Valley Vista, LLC  
**Public Hearing Held:            12/4/2003**  
**Public Hearing Continued: 01/08/2004,2/12/2004**  
**Deadline for Action:        03/11/2004                    [Recommendation Enclosed]**
4. SP-28-2003    Property located at 1250 South Willow Street, an application to expand a planned  
PD-18-2003    development and for site plan approval for the construction of a 9,400 sq. ft.  
automotive sales and 7,400 sq. ft. service building (Gerald J. Montembeault, d.b.a.  
Dobles Hummer Dealership)  
**Public Hearing Held:            01/08/2004(Postponed)**  
**Public Hearing Continued: 02/12/2004**  
**Deadline for Action:        04/08/2004                    [Staff Report Enclosed]**

**III. VOLUNTARY MERGER:**

5. M-1-2004 An application by the Nature Conservancy for a voluntary merger of seven (7) contiguous parcels in Manchester, identified as TM766, Lots 4B, 5, 15A, 95, 96, 97, & 100.

**IV. OTHER BUSINESS ITEMS:**

6. Continuation of discussion of interest to study traffic calming on Jobin Drive, and use of city funds to hire consultant.
7. Review of revised landscaping of the Gale Home property with applicant.
8. Presentation, by the development team, of plans for the proposed baseball stadium to be located on S. Commercial Street.

**V. INFORMATIONAL ITEMS:**

9. Determination of Regional Impact. [To be distributed at meeting]
10. Updated Planning Board listing. [See Attached]

**VI. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.**

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